

041.0

0003

0008.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

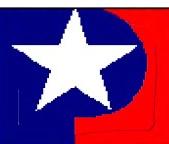
945,500 / 945,500

USE VALUE:

945,500 / 945,500

ASSESSED:

945,500 / 945,500


Patriot
Properties Inc.
PROPERTY LOCATION

No	Alt No	Direction/Street/City
12-14		DARTMOUTH ST, ARLINGTON

OWNERSHIP

Owner 1:	IAKOVOU GEORGE & AMALIA/TRS	Unit #:	
Owner 2:	IAKOVOU INVESTMENT REALTY TR		
Owner 3:			

Street 1: 14 DARTMOUTH ST

Street 2:

Twn/City: ARLINGTON

St/Prov: MA	Cntry:	Own Occ: Y
Postal: 02474		Type:

PREVIOUS OWNER

Owner 1:	IAKOVOU GEORGE & AMALIA -
Owner 2:	-

Street 1: 14 DARTMOUTH ST

Twn/City: ARLINGTON

St/Prov: MA	Cntry:	Own Occ: Y
Postal: 02474		Type:

NARRATIVE DESCRIPTION

This parcel contains 4,500 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1923, having primarily Asbestos Exterior and 3212 Square Feet, with 2 Units, 3 Baths, 0 3/4 Bath, 0 HalfBath, 12 Rooms, and 4 Bdrrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		4500		Sq. Ft.	Site		0	80.	1.23	1									443,999						444,000	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
104	4500.000	501,500		444,000	945,500		27973
							GIS Ref
							GIS Ref
							Insp Date
							11/08/18

1 of 1

Residential

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945,500 / 945,500

USE VALUE:

945,500 / 945,500

ASSESSED:

945,500 / 945,500

Entered Lot Size	13418!
Date	PRINT
Time	Date
12/18/2019	12/10/20
18:40:38	18:40:38
Notes	LAST REV
	Date
	Time
	12/11/2014
	13:50:58
	apro
	3418
	ASR Map:
	Fact Dist:
	Reval Dist:
	Year:
	LandReason:
	BldReason:
	CivilDistrict:
	Ratio:

Total AC/HA: 0.10331

Total SF/SM: 4500

Parcel LUC: 104 Two Family

Prime NB Desc: ARLINGTON

Total: 443,999

Spl Credit

Total: 444,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - FY2021

apro

2021

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH					
Type: 13 - Multi-Garden	Sty Ht: 2T - 2 & 3/4 Sty	(Liv) Units: 2	Total: 2	Full Bath: 3	Rating: Average	A Bath:	Rating:	3/4 Bath:	Rating:	A 3QBth:	Rating:	1/2 Bath:	Rating:	A HBth:	Rating:		
Foundation: 2 - Conc. Block	Frame: 1 - Wood	Prime Wall: 5 - Asbestos	Sec Wall:	OthrFix:	Rating:	RESIDENTIAL GRID											
Roof Struct: 1 - Gable	Roof Cover: 1 - Asphalt Shgl	Color: WHITE	View / Desir:	OTHER FEATURES				Kits: 2	Rating: Average	1st Res Grid	Desc: Line 1	# Units: 1	Level	FY LR DR D K FR RR BR FB HB L O			
				A Kits:	Rating:	Other		Fpl:	Rating:			Upper					
				WSFlue:	Rating:	Lvl 2						Lvl 1					
						Lvl 1						Lower					
GENERAL INFORMATION				CONDOS INFORMATION				Totals	RMS: 12	BRs: 4	Baths: 3	HB					
Grade: C - Average	Year Blt: 1923	Eff Yr Blt:		Location:		Total Units:		REMODELING				RES BREAKDOWN					
Alt LUC:		Alt %:		Floor:				Exterior:	No Unit	RMS	BRs	FL	Interior:	1	5	2	
Jurisdct:		Fact:	.	% Own:				Additions:	1	7	2		Kitchen:				
Const Mod:				Name:				Plumbing:					Baths:				
Lump Sum Adj:								Electric:									
INTERIOR INFORMATION				DEPRECIATION				Heating:	2	12	4						
Avg Ht/FL: STD	Prim Int Wall: 2 - Plaster	Sec Int Wall:		Override:	Total: 26.4	%	General:										
Partition: T - Typical	Prim Floors: 3 - Hardwood	Sec Floors: 4 - Carpet	50%														
Bsmnt Flr: 12 - Concrete	Subfloor:																
Bsmnt Gar:																	
Electric: 3 - Typical	Insulation: 2 - Typical	Int vs Ext: S															
Heat Fuel: 1 - Oil	Heat Type: 5 - Steam	# Heat Sys: 2															
% Heated: 100	% AC:																
Solar HW: NO	Central Vac: NO																
% Com Wall	% Sprinkled:																
MOBILE HOME				Make:		Model:		Serial #:		Year:		Color:					
SPEC FEATURES/YARD ITEMS				PARCEL ID 041-0-0003-0008.0													
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value
More: N	Total Yard Items:					Total Special Features:								Total:			